



# **CPAC Workshop**

By-Right Supportive Housing  
Zoning Code Amendment  
(LEAP Grant)

PLNP2021-00128

Planning and Environmental Review

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# Overview

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Project is funded through a 2019 Local Early Action Planning (LEAP) Grant.

## **Goal of proposed amendments to Zoning Code include:**

1. Allow “supportive housing” as a use by-right in zones where multifamily and mixed uses are permitted, subject to specific affordability requirements, as required by State Law (Government Code Section 65651).
  2. Revisions to existing group living uses, including boarding house, residential care home, and congregate care facilities, to allow for improved categorization of group living types.
  3. Allow Farm Worker Housing in the AR-10 zoning district and potentially allow for larger dwelling units in AR-10 and AG zones.
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# LEAP Grant Funding

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- Grant funding must be used by September 30, 2023.
- Schedule:
  - CPAC Workshops: March – April 2023
  - CEQA: March – June 2023
  - Planning Commission: July 2023
  - Board of Supervisors: September 2023

# Zoning Code Amendments

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## 1. By-Right Supportive Housing

- Required by State Law (Gov. Code Section 65651)
- Local jurisdiction is required to allow **Supportive Housing** by-right in zones where multi-family or mixed uses are allowed, subject to certain affordability and supportive services requirements.
- Project will be required to:
  - Obtain Design Review Approval
  - Comply with all written, objective Development and Design standards that other multi-family projects in the same zone must comply with.
  - Provide proof of:
    - Target Population served;
    - Affordability restrictions;
    - Public funding mechanisms; and
    - Supportive services provided.

# Zoning Code Amendments

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## Definitions:

- Supportive Housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.
- Supportive Services include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.
- Target Population means persons, including persons with disabilities, and families who are “homeless,” as that term is defined by Section 11302 of Title 42 of the United States Code, or who are “homeless youth,” as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.

# Zoning Code Amendments

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## 2. Revisions to existing group living uses

- Revise “*Boarding House*” definition –
  - Includes 2 or more separate leases
  - Removes requirement that it’s for profit-making (includes non-profits/where rent covers cost of mortgage and home expenses only)
- Revise “*Residential Care Home*” definition –
  - Includes “scattered shelters” and describes permitted zones.
  - Includes “sober living facilities” when under 24-hour supervision. Recovery services must be provided on- or off-site.
- Revise “*Residential Care Home*” use standards -
  - Includes “scattered shelter” 6 or fewer (by right) and 6 to 15 (with Use Permit)
- Minor changes to “*Congregate Care Facility*”, “*Convalescent Hospital*”, and “*Social Rehabilitation Center*”.

# Zoning Code Amendments

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## 3. Farm Worker Housing

- California Department of Housing and Community Development (HCD) has encouraged Sacramento County to allow Farm Worker Housing in more areas. **Sacramento County committed to review Farm Worker Housing as part of the Housing Element approval process.**
- Proposing to allow Farm Worker Housing by right in the Agricultural-Residential 10 (AR-10) zone, with a 10 gross acre minimum lot size.
- Considering: allowing larger (>1,200 SF) farm worker dwellings to accommodate larger families in zones where allowed. **See CPAC Workshop Memo.**

# Next Steps

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- Workshops are being held with each of the 14 CPACs (March-April)
- Staff will finalize draft amendments to the Zoning Code
- Public hearing before Planning Commission and final action by Board of Supervisors (September 2023)
- Send Comments to: Lauren Haas [haasl@saccounty.gov](mailto:haasl@saccounty.gov)



# Questions

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Send Comments to: Lauren Haas [haasl@saccounty.gov](mailto:haasl@saccounty.gov)

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